

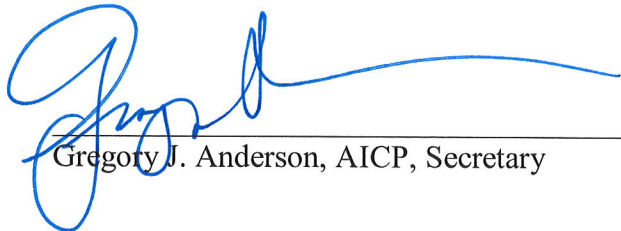
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, October 22, 2007, to consider a proposed change in zoning of approximately 214 acres, from the AG-SF-1 District to the Towne Road Crossing PUD District, 0706-PUD-03. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0706-PUD-03 3000 West State Road 32 Wilfong & Kreutz Land
Development, LLC requests a change in zoning for approximately 214 acres
from the AG-SF-1 District to the
Towne Road Crossing PUD District.

A motion was made and passed to send no recommendation to the Town Council for 0706-PUD-03 (8-0).

I, Gregory J. Anderson, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on October 22, 2007.



Gregory J. Anderson, AICP, Secretary

October 23, 2007

Date

0706-PUD-03 3000 West State Road 32 Wilfong & Kreutz Land Development, LLC requests a change in zoning for approximately 214 acres from the AG-SF-1 District to the Towne Road Crossing PUD District.

Salzman discussed the staff report stating this petition was previously heard by the Advisory Plan Commission in June. He further added this petition has moved through two subcommittees of the Advisory Plan Commission, and the committees submit a favorable recommendation.

Mr. Jon Dobosiewicz, Wilfong & Kreutz, introduced Beau Wilfong, Jose Kreutz, Doug Elmore, and Ephraim Wilfong, all of Wilfong & Kreutz. He also introduced Charlie Frankenberger, Nelson & Frankenberger. Dobosiewicz presented the details of the revised development plan stating the concerns expressed during the previous Public Hearing have been addressed. He further stated numerous adjustments have been made to the proposal.

Horkay reported on the Committee's discussion and expressed concern about the make up of the development primarily on the north side of SR 32, and further stated the Committee was intrigued by the Conservation Subdivision piece.

Kelleher reported on the Conservation Subdivision Committee and spoke of the Committee's support of the Conservation Subdivision.

Kingshill stated he was happy with the conservation subdivision aspect. However, he expressed concern about the south portion below SR 32. He further stated he is not convinced the Towne Road realignment is necessarily the best option.

Sanders stated his two concerns are that he would like to see a transition area rather than a mere buffer between more intense commercial uses and surrounding land areas under the same or varied ownership with a less intense land use, and secondly, he is concerned with defining the commercial land uses this far in advance.

Horkay stated his desire to revisit this petition when the overlays and ordinances, which are being updated, are completed.

Spoljaric agreed with Horkay stating her concerns about density and better transitions at the perimeters of the property.

Dobosiewicz responded to Commission comments.

Kelleher opened the meeting up to the public for comment even though the Public Hearing was held previously.

Mr. Ron Thomas expressed his concerns about this petition and stated his uncertainty of whether this project is necessary at this time.

Ms. Melody Sweat stated she is pleased with the response to her concerns by the petitioner and spoke of her support of the project.

Plankis moved to forward 0706-PUD-03 to the Town Council with a positive recommendation.

Del Greco seconded, and the motion failed 4-4.

Zaiger advised the Commission that at this point, they could have another motion or pass the petition along with no recommendation at all.

Horkay moved to send 0706-PUD-03 to the Town Council with a negative recommendation.

Spoljaric seconded, and the motion failed 4-3-1 (Sanders).

Kingshill moved to send 0706-PUD-03 to the Town Council with no recommendation.

Plankis seconded, and the motion passed 8-0.